



MEETING MINUTES
MARCH 3, 2026

PORT OF ASTORIA
REGULAR SESSION
COMMISSION CHAMBERS
422 GATEWAY AVE., SUITE 100
ASTORIA, OR 97103

Call to Order

Chairman Rohne called the Regular Session to order at 4:00 PM.

Roll Call

Commissioners Present: Dirk Rohne; Robert Stevens; Jim Campbell; Tim Hill; and Thaddeus Fickel.

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Finance and HR Director Melanie Howard; Terminal and Customer Support Manager Sue Transue; and Office Manager Dianna Delgado.

Port Counsel: Eileen Eakins was not present at this session.

Also Attending: Finance Committee member David Oser, Budget Committee member Steve Kraske, and Jay Corella of *The Daily Astorian*.

Pledge of Allegiance

Changes/Additions to the agenda

Commissioner Campbell requested that the financials be removed from the Consent Calendar. The financials were added as Action Item 7aa.

Public Comment for items on the agenda

No public comment was received.

Consent Calendar

The Consent Calendar consisted of the following:

- Meeting Minutes – Regular Meeting 02/03/2026, Workshop Session 02/17/2026
- Event Calendar – March 2026

Commissioner Fickel moved to approve the Consent Calendar, consisting of the meeting minutes and the March 2026 event calendar. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye, Fickel – Aye.

Action Items

7aa. Financials – January 2026

Commissioner Campbell raised questions regarding a \$1,200 check issued to Deputy Director Matt McGrath related to a hotel stay in Iceland. McGrath clarified that the trip was associated with a Seafood Innovation Cluster lab site visit.

Commissioner Stevens moved to approve the supplemental financials made available on March 3.

Commissioner Fickel seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye, Fickel – Aye.

7a. Lease Amendment – Columbia River Counseling, LLC, Suite 101

Terminal and Customer Support Manager Sue Transue presented a lease amendment to the five-year lease agreement with Columbia River Counseling, LLC for Suite 101 at the 10 Pier 1 Building. The original lease included a landline associated with the suite that has since been decommissioned. The proposed amendment reflects a reduction in the monthly utilities charge of \$90.

Commissioner Campbell moved to approve the amendment to the lease agreement between the Port of Astoria and Columbia River Counseling, LLC, for Suite 101, as presented. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Fickel – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

7b. Budget Committee Member Assignment – Tom Brownson

Executive Director Will Isom presented the application submitted by Tom Brownson for appointment to the Port of Astoria Budget Committee.

Commissioner Fickel moved to appoint Tom Brownson to the Port of Astoria Budget Committee. Commissioner Hill seconded. The motion carried 4-1 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Fickel – Aye, Rohne – Aye, Campbell – Abstain, Hill – Aye

Public Comment for items not on the agenda

No public comment was received.

Commission Reports

Commissioner Hill commented on the following:

Attended a meeting with representatives from Huna Totem Corp, which was informative and expressed anticipation for the future agenda item related to the potential collaboration.

Commissioner Fickel commented on the following:

Attended a meeting with Huna Totem and echoed Commissioner Hill's comments. There is potential value in the opportunity of working with them.

Commissioner Rohne commented on the following:

- Reported on the recent Fisher Poets Gathering hosted by the City of Astoria, praising community engagement and participation.
- Attended the meeting with Huna Totem and reflected positively on potential increased revenue opportunities, including ship provisioning, increased dredging funding, and possible air service expansion associated with cruise growth.

Commissioner Stevens commented on the following:

Attended a meeting with Huna Totem and Atlin Group regarding potential cruise development. Commented that moving toward cruise-focused operations would reduce cargo operations and would require a "leap of faith." There is potential for 40-60 cruise ship visits if successful, but there are still a lot of questions, and funding sources are still unclear.

Commissioner Campbell commented on the following:

Expressed concerns regarding the proposed cruise operations between Oregon and Alaska due to seasonal weather challenges.

Additional concerns were raised about reducing cargo capabilities and the potential costs associated with the necessary infrastructure improvements.

Executive Director Comments

- Received a request for a letter of support from the City of Warrenton regarding E-Dock placement at the Warrenton Marina. Commission action may be considered at the March 17 meeting.
- Received a notice from the owner of Terry's Plumbing indicating they no longer wish to proceed with the purchase of the building. The tenant has confirmed they will continue leasing the property.
- Drafts of a master lease and subleases for the Astoria Waterfront Facility are currently under legal review. A meeting is scheduled for next Tuesday with legal counsel and Mark Popkin. Pending review, the documents will be presented to the Commission at a future meeting.
- The Oregon Department of Fish and Wildlife denied a petition to modify commercial crabbing rules (6-1 vote). Appreciation was expressed for the efforts of Mark Landauer, Director of the Oregon Public Ports Association, for coordinating, representing coastal ports, and providing updates.
- A tour of Port facilities for Astoria Middle School leadership students is scheduled for Tuesday, March 10, along with a tour of the Bornstein Seafoods facility.
- Commissioner Stevens inquired about the status of lease payments from Hollander Properties. Isom confirmed that Hollander remains under lease with the Port and that payments are current.
- Commissioner Stevens also inquired whether permitting for Pier 2 would be completed in time to meet the MARAD funding deadline. Isom reported that the deadline has been extended to September 27 for execution of the grant agreement, and confirmation has been received in writing.

Deputy Director Comments

- 4K Contractors are performing concrete pours and door replacements on A-Row as part of hangar repairs and are expected to begin work on the south end the following week.
- Repairs to the Krist Novoselic Hangar by Dr. Roof are underway, with completion anticipated by June.
- Helligso Construction is scheduled to begin work on FBO upgrades on April 1. The project is expected to be completed by late May, ahead of the annual Airport Open House and Fly-In.

Upcoming Meeting Dates

- Workshop Session – March 17, 2026, at 4:00 PM
- Regular Session – April 7, 2026, at 4:00 PM

Adjourned

Chairman Rohne adjourned the meeting at 4:23 PM.



APPROVED:

ATTEST:

A handwritten signature in blue ink, appearing to read "Dirk Rohne", written over a horizontal line.

Dirk Rohne, Board Chairman
Board of Commissioners

A handwritten signature in blue ink, appearing to read "Thaddeus Fickel", written over a horizontal line.

Thaddeus Fickel, Secretary
Board of Commissioners

Respectfully submitted by:
Dianna Delgado, Office Manager
Katie Brown, Administrative Assistant

April 7, 2026
Date Approved by Commission